

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Memphis Title Company
7518 Enterprise Avenue
Germantown, Tennessee 38138
Ph: 901-754-2080
File No. 1107053 MS 102810

Name and Address of Seller (Grantor):
Keith and David Grant Homes, LLC
177 Crescent Drive
Collierville, TN 38017
Work Phone No.: 901-316-0360
Home Phone No.: n/a – use work

Name and Address of Buyer (Grantee):
Jessie Hassell and Yolanda Hassell, husband and wife
8714 Purple Martin Drive
Olive Branch, MS 38654
Work Phone No.: 901-419-7713
Home Phone No.: 901-212-2857

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **18th** day of **August, 2011** and between

Keith and David Grant Homes, LLC, a TN Limited Liability Company

herein referred to as Grantor, and

Jessie Hassell and Yolanda Hassell, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **DESOTO**, Mississippi:

Indexing Instructions:

Lot 2, Final Plat, Area 2, Phase 3A, Parkview Heights PUD (Maplebrook Subdivision), situated in Section 33, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 109, Page 34, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to the grantor herein by deed of record in Book 636, Page 610 and Book 636, page 618, in said Chancery Clerk's Office.

Tax Parcel ID: 1068-33041-00002.00

- **This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 109, Page 34; Declaration of Covenants, Conditions and Restrictions of record at Book 643, Page 243; Easement(s) of record at Book 46, Page 355, Book 70, Page 229, Book 25, Page 90, Declaration of Restrictive Covenant at Book 525, Page 530; Homeowners Association Dues to Maplebrook Homeowners Association all in the above referenced Chancery Clerk's Office and except for 2011 DESOTO County taxes and 2011 City of Olive Branch taxes not yet due and payable which Grantees agree to assume and pay.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers

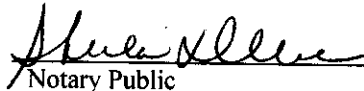
Keith and David Grant Homes, LLC

By: **Mark B. Miesse, Assistant Secretary**
Signature of Seller

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of August, 2011, before me, a Notary Public of said State and County aforesaid, personally appeared **Mark B. Miesse** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Assistant Secretary of Keith and David Grant Homes, LLC**, the within named bargainor, a Limited Liability Company, and that he/she as such **Assistant Secretary**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself (or herself) as **Assistant Secretary**.

WITNESS my hand and Notarial Seal at office this 18th day of August, 2011.


Notary Public



My commission expires: _____

Property Address:
8714 Purple Martin Drive
Olive Branch, MS 38654

Person Responsible for Taxes:
Jessie Hassell and Yolanda Hassell
8714 Purple Martin Drive
Olive Branch, MS 38654

Return to:
MEMPHIS TITLE COMPANY
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Germantown, TN 38138
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